

19 acres/7.7 hectares

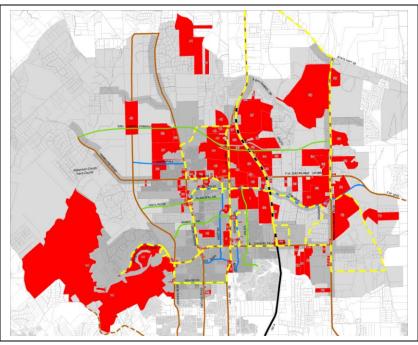
US 183 is .57 miles/.9 km east

**Utilities** 

Greenfield

Zoning - Light Industrial

Mr. Hem Ramachandran Indus Realty 3006 Bee Caves Rd., Bldg., D Suite 230 Austin, TX 78746 (512) 970-6336 mobile (512) 524-3856 facs hemanr@gmail.com www.indusrealty.homesandland.com



## 19 Acres/7.7 Hectares Brown Plaza

Property									
Total Acreage: 19 acres/7.7 hectares				Map: MAPSCO Austin 2006 Street Guide, pgs. 312 & 342, Sec. X, B					
Location									
City: Leander		County: Williamson							
Address/Directions: .57 mile (.9	kilometers)	west of	the US 183 in	tersection on t	he south	side of FM	2243		
Within City Limits: Yes				Distance from City Limits: Not Applicable					
Distance to US Highways: .57 m Distance to Interstate Highways:	meters) 6 6.1 kilon	ters) east			ng: Light Industrial				
General Site Information									
Previous Use of Site: Open Farm	Genera	al Condition:	Dime	Dimensions: 936 x 811 feet/285 x 247 meters					
Soil Composition (based upon U Williamson County, Issued Janu deep, shallow and very shallow, formed in indurated fractured lin percent slopes	enton-Eckrant-Doss: moderately yey, cobbly, and stony soils			Shrink/Swell Capacity: Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete					
			Can Site Be Divided: Yes			Lot Size: Negotiable			
Improvements Rail Served: No Proximity to Port(s): Three (3) h	Oth	Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail Other Improvements: Located SW of the 142-acre (57.5 hectares) HEB-Plus							
of Houston Fenced: Yes			anchored Forum Shopping Center on FM 2243.						
Located within an Industrial Park		Landscaped: No							
Deed Restriction(s): No			Type of Business: Office/Warehouse or Office/Retail  Covenants: No						
Deca restriction(s). No		00	venants. No						
Utilities									
City of Leander Services: Department of			- Size of Neare /30.5 cm ire: 88 psi/607			Sewer - Size of Nearest Line: 12 inches/30.5 cm			
Electric Service: Pedernales Electric Cooperative (PEC)				Facs: (512) 268-0328			Email: Trista.fugate@peci.com		
Natural Gas Service: ATMOS Energy, (512) 310-3810			Nearest Line: 8 meters east	6 inch/15.2 cm 550 of the site		Pressure: Intermediate Pressure at FM 2243 approximately 3,000 feet/914 meter from the site			
relecommunication Service: Phone: (5 T&T and/or SuddenLink (979) 595-		12) 870-4430 and/or 2424		Facs: (512) 870-4475 (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com		
Solid Waste Disposal: Clawson Disposal, Inc.  Phone: (5		12) 259-1709		Facs: (512) 746-5807			Email: clawsondisp@earthlink.net		
Sales Information									
Contact: Mr. Hem Ramachandran Phon	Phone: (512) 338-1		Facs: (512)	524-3856	Email: hemanr@gmail.co		<u>m</u>	Web Site: www.indusrealty.home	
Sales Price Negotiable				Lease Price Not Applicable					
Comments: Very flat, very clean Forum Shopping Center. This si							uare mo	eters) HEB-Plus anchore	